

## **STATE PROPERTIES COMMITTEE**

**Tuesday, November 29, 2005**

**The meeting of the State Properties Committee was called to order at 10:30 A.M. by Chairman Jerome F. Williams. Other members present were, Richard Woolley, Esquire, representing the Department of Attorney General, Mr. William Ferguson, representing the Department of Administration and Mr. Robert Kay, Public Member. Also present were Mr. John Ryan, from the Department of Administration; Ms. Erika Leigh Kruse, from the Judiciary; Mr. Robert C. Bromley, from Senate Fiscal; Joseph D'Angelis, Esquire and Mr. Albert Brien.**

**ITEM A – DEPARTMENT OF ADMINISTRATION – A request was made by the Department for final approval and signatures on a Lease Agreement for the Cranston Street Armory with Have No Fear Productions.**

**At the request of the Department, this matter was deferred to December 6, 2005**

**ITEM B – DEPARTMENT OF ADMINISTRATION – Division of Motor Vehicles (Warren Office) – A request was made by the Department for final approval and signatures on a Lease Agreement with the Town of Warren for office space located at One Joyce Street, Warren.**

**This is for the Division of Motor Vehicles' Warren Office and the space comprises 925 square feet. The Lease Agreement is for a period of three (3) years. For the first year, the rent is at the rate of \$9.44 per square foot, the second year, rent is \$9.63 per square foot and the third year, rent is at the rate of \$9.82 per square foot. Parking, snow and ice removal, utilities and janitorial services are**

included in this amount. There is a 90 - day cancellation notice to the Town, which gives the Division flexibility.

A motion was made by Mr. Woolley and seconded by Mr. Kay to approve the request of the Department for final approval and signatures on a Lease Agreement with the Town of Warren for office space located at One Joyce Street, Warren.

**Passed Unanimously**

Mr. Ferguson joined the meeting at 10:35 A.M. and did not vote on Item "B" since he was not in attendance at the time it was presented.

**ITEM C – DEPARTMENT OF CORRECTIONS – (Woonsocket Probation and Parole Office) – A request was made by the Department for final approval and signatures on a Lease Agreement with AAA Realty, Inc., for space located at 800 Clinton Street, Woonsocket.**

Based on the questions raised in this matter, this matter was deferred to December 6, 2005, pending appearance before the Woonsocket Zoning Board of Review by the new proposed landlord. The Department will be a holdover tenant in the space it currently occupies. The current landlord, Mr. Albert Brien has indicated in a letter to Mr. Jerome Williams that he has no objection to a thirty (30), sixty (60) or ninety (90) day hold over of the current space under the existing terms and conditions which the Department believes to be the rate paid currently. The Chair stated, based on that letter, the Department would exercise the hold over and allow the proposed landlord to move forward with his zoning application in Woonsocket.

Attorney Joseph D'Angelis spoke to the Committee. Mr. Albert Brien

had asked Attorney D'Angelis to appear on his behalf relative to the letter and also, has raised an issue relative to the original bid spec. The bid spec called for space that measured 3,800 square feet. Mr. Brien is the owner of the property where the Department is a tenant and he did not put in a bid because of the bid spec. It is Mr. Brien's understanding, based upon his attendance at the last State Properties Committee meeting, that the actual amount that is being proposed for the lease is 2,800 square feet. Attorney D'Angelis stated, Mr. Brien has filed his letter, and he will take a look at the issues in terms of a protest of the bid itself, because the actual amount leased was within, and is within, the space Mr. Brien has at his building. But for that bid spec, he would have bid. Mr. Ryan stated he would like to respond in letter form, because the Department does have answers to all the questions.

**ITEM D – JUDICIAL – Traffic Tribunal –** A request was made for final approval and signatures on a Lease Agreement with Fry Metals, Inc. for space located at 345 Harris Avenue, Providence.

The Traffic Tribunal has been occupying space at 345 Harris Avenue on a month-to-month basis. This Lease Agreement contains the same terms and conditions as far as the dollar amount, as the previous Lease at that location. This Lease will terminate February 2006. The Judiciary may look to a month to month lease the following year because the occupancy date targeted for the new Traffic Tribunal is February 2007.

Ms. Kruse gave a brief background of this matter. The Judiciary had a Lease with Fry Meals, Inc. as far back as 2000, which went to July

31, 2003. There was a six month extension by agreement. The Judiciary received conceptual approval for a new Lease and never returned for final approval. This is the same Lease Agreement that the Judiciary has had since 2000. This term is January 31, 2004, when the Lease previously expired, until January 31, 2006. The Lease contains a one - year option to renew, but it is not certain whether the Judiciary will go to a month to month, although it is likely, since the target date is February 2007.

The only changes are some liability language that had been inserted in the document. This Lease is for 33,000 square feet and the monthly rent is \$34,075.00.

A motion was made by Mr. Woolley and seconded by Mr. Kay to approve the request of the Judiciary for final approval and signatures on a Lease Agreement with Fry Metals, Inc. for space located at 345 Harris Avenue, Providence.

**Passed Unanimously**

**ITEM E – OFFICE OF THE PUBLIC DEFENDER – Requests final approval and signatures on a Lease Agreement with Forward Point, LLC for space located at 69 Richmond Street, Providence.**

At the request of the Office of the Public Defender, this matter was deferred to December 6, 2005.

All matters presented to the Committee were approved by all present. There being no further business to come before the Committee, the meeting adjourned at 11:00 A.M.

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**Anne L. Lanni, Executive Secretary**